

LAND LEASE



N ZARAGOZA RD

PALI DR



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ZONING
C - 4

1.22 AC
AVAILABLE

PROPERTY INFORMATION

Location:	1661 N Zaragoza Rd.
Zoning:	C-4
Size (Sq. Ft.):	1.22 AC

KEY HIGHLIGHTS

- Prime East El Paso Location along highly traveled N. Zaragoza Road
- High-Visibility Main Road Frontage with excellent exposure to passing traffic
- Approximately 25,684 Vehicles Per Day reported along Zaragoza Road
- Strong Secondary Traffic Exposure with approximately 18,006 VPD on Vista del Sol nearby
- Dense 79936 Trade Area with more than 100,000 residents
- 4,000+ People Per Square Mile, ranking 79936 among El Paso's higher-density ZIP codes
- Established Residential Base supporting consistent daily consumer demand
- Excellent Opportunity for National & Regional Tenants
- Well suited for Gas Station / C-Store, Coffee, QSR, Drive-Thru, Bank, Medical or Other High-Frequency Retail
- Strategic East El Paso Positioning serving a large and established residential population
- Strong Consumer Visibility from a major commercial corridor
- Infill Development Opportunity in an established, densely populated market
- Attractive location for a tenant seeking high traffic counts, prominent signage and convenient customer access
- Rare opportunity to secure a highly visible commercial site on Zaragoza Road, Zoned C-4

AREA TRAFFIC GENERATORS



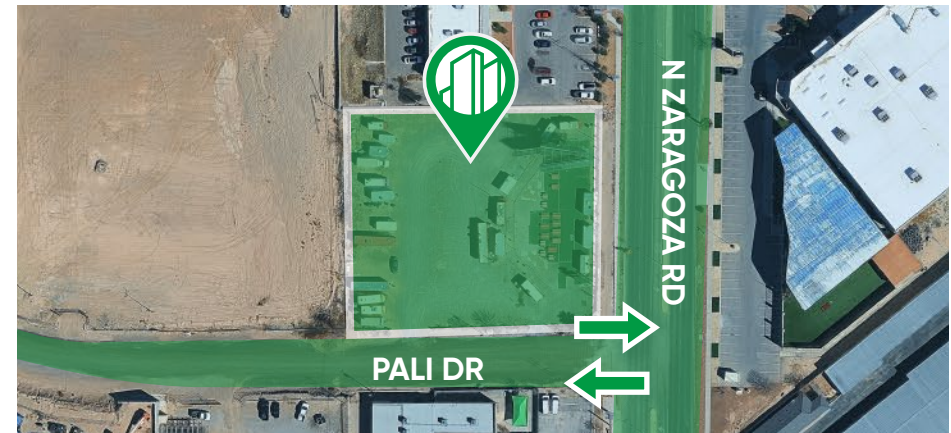
PROPERTY HIGHLIGHTS

Positioned along N. Zaragoza Road, one of East El Paso's prominent north-south commercial corridors, 1661 N. Zaragoza Rd. offers an exceptional opportunity for a national or regional retail tenant seeking a highly visible, high-traffic location in one of El Paso's most densely populated areas.

The property benefits from excellent frontage and visibility along Zaragoza Road, providing strong exposure to daily commuter and neighborhood traffic. Zaragoza serves as a major transportation and commercial artery connecting established residential communities, retail centers, schools, employment destinations and surrounding neighborhoods throughout East El Paso.

With approximately 25,684 vehicles per day reported along Zaragoza Road, the site provides the daily exposure that high-volume retail concepts demand. The surrounding 79936 ZIP Code is home to more than 100,000 residents and has a population density exceeding 4,000 people per square mile, creating a substantial built-in customer base within the immediate trade area.

The combination of main-road positioning, strong traffic exposure, established residential density and East El Paso's growing commercial activity makes this property particularly well suited for a national tenant, convenience-oriented retailer or high-volume food and beverage operator. Ideal concepts may include a gas station/convenience store, national coffee chain, quick-service restaurant (QSR), drive-thru restaurant, bank, medical/urgent care user, or other high-frequency retail concept seeking prominent frontage and convenient access.



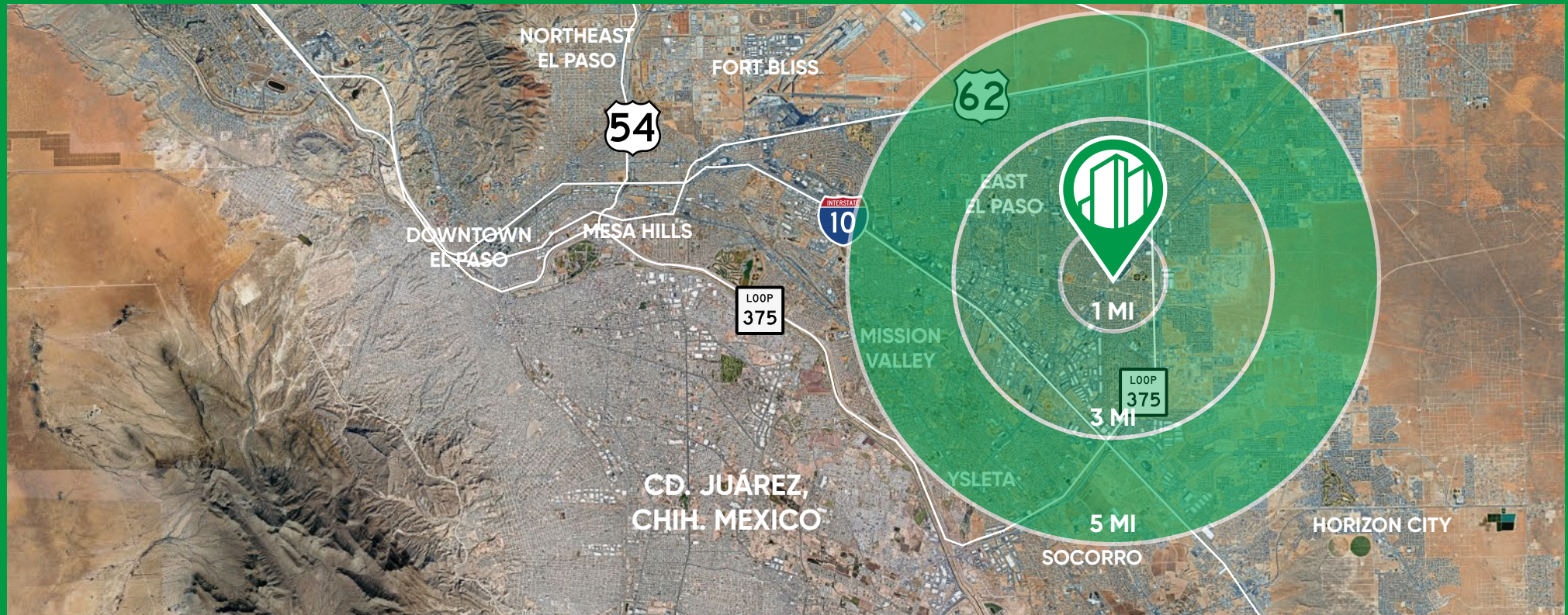


IDEAL TENANT PROFILE

- National Gas Station/
- Convenience Store
- Coffee Chain
- Quick-Service Restaurant
- Drive-Thru Restaurant
- Bank
- Medical / Urgent Care
- Fast-Casual Restaurant
- Other High-Frequency Retail



LOCAL DEMOGRAPHICS



		1 MI	3 MI	5 MI
	2025 ESTIMATED POPULATION	18,891	111,666	296,051
	2030 PROJECTED POPULATION	18,832	111,409	298,247
	2025 ESTIMATED HOUSEHOLDS	6,361	37,820	99,714
	HOUSEHOLD GROWTH 2025-2030	-0.19%	-0.13%	+0.75%
	2025 MEDIAN HH INCOME	\$60,907	\$69,867	\$66,061

CITY DEMOGRAPHICS

ABOUT

Strategically located at the intersection of Texas, New Mexico, and Mexico, El Paso serves as a major center for trade, commerce, and international connection. As the anchor of the Borderplex Region alongside Ciudad Juárez and Las Cruces, the area is home to approximately 2.7 million residents and one of the largest bilingual workforces in the Western Hemisphere.

BORDERPLEX HIGHLIGHTS

- 2.7M+ Regional Population
- International Trade Gateway
- Bilingual Workforce
- Major Manufacturing & Logistics Hub
- Access to U.S. and Mexico Markets

KEY DEMOGRAPHICS



875,784
POPULATION



403,141
LABOR FORCE



2,500
AVG POPULATION
GROWTH PER YEAR



\$59,866
MEDIAN HH INCOME

40% BILINGUAL
RESIDENTS

34.5 MEDIAN
AGE

Sources: Bureau of Transportation Statistics, U.S. Census Bureau, Hunt Institute, City of El Paso Economic & International Development Department.

The information contained here in was obtained from sources deemed reliable; however, REPcre makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. REPcre, which provides real estate brokerage services, is a affiliate of RESOLUT RE.

WHY EL PASO?

BINATIONAL ADVANTAGE

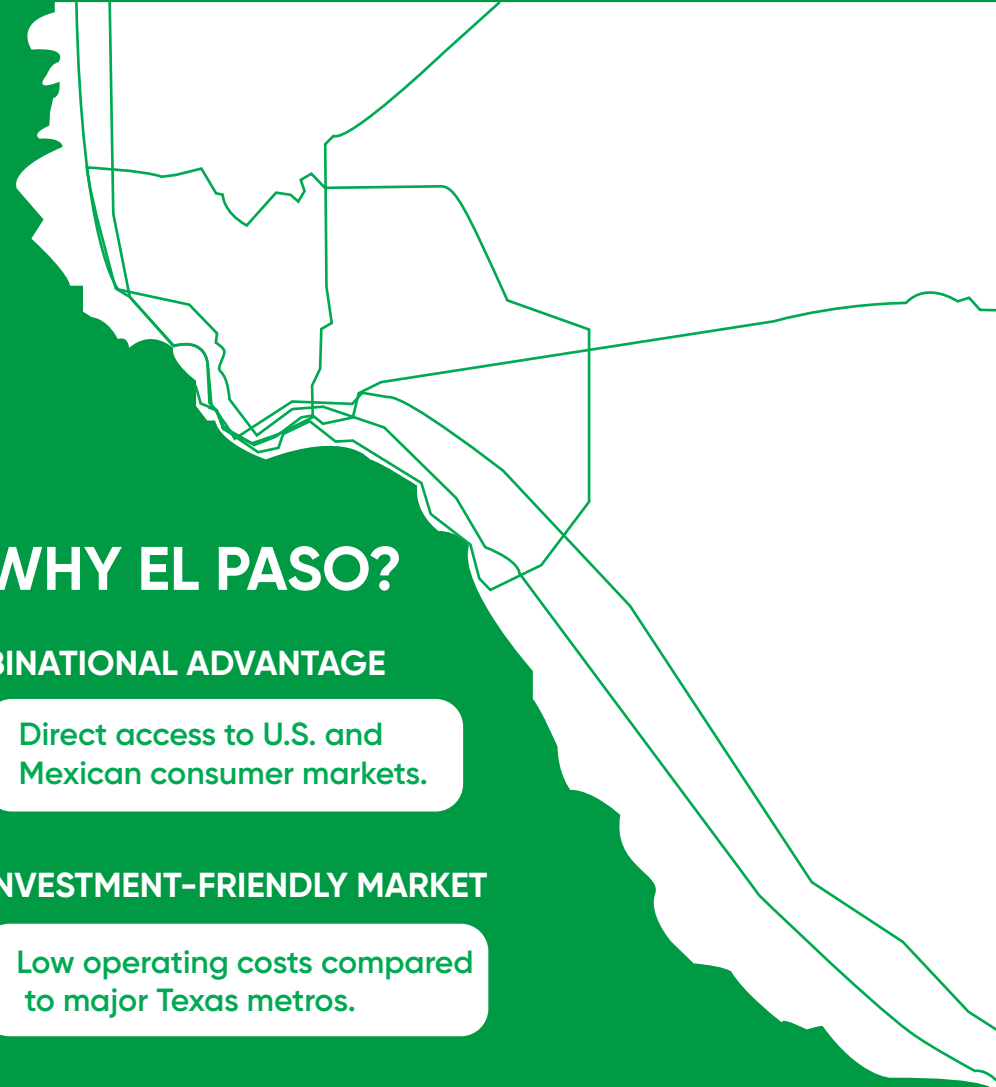
Direct access to U.S. and Mexican consumer markets.

INVESTMENT-FRIENDLY MARKET

Low operating costs compared to major Texas metros.

GROWING ECONOMY

Strong industrial, logistics, healthcare, retail, and manufacturing sectors.



INFORMATION ABOUT BROKERAGE SERVICES



11-2-2015

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT
BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - * that the owner will accept a price less than the written asking price;
 - * that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - * any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.

<u>ELP REAL ESTATE GROUP LLC DBA REPCRE</u> Broker Firm Name	<u>9010492</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
<u>CHRIS DUNCAN</u> Designated Broker of Firm	<u>611880</u> License No.	<u>CDUNCAN@REPCRE.COM</u> Email	<u>915.422.2242</u> Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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